

Report to City Council for the City of Ingleside, Texas

Subject: 2730 Houghton- Determination of Sub Standard Structure in violation Sec. 18-299 Ingleside City Code

Submitted By: Carey Dietrich, Code Enforcement Officer

Date Submitted To City Manager: May 21, 2014

For The Agenda Of: May 27, 2014

Attachments: Photos, Notices of Violations, Title search document, Inspection Report

Summary Statement: Abandoned house with garage located at 2730 Houghton – Unsafe Structure procedure began with the owner on July 3, 2013. Mr. Whitley did not pick up the certified mail. There has been no contact from either the home owner, Brian Whitley, or the Grantor, Gloria Jean Fitsch Whitley

Recommended Action: Staff recommends demolition

INSPECTION REPORT

Date: 7/2/2013

Inspected by: CN

Location: 2730 Houghton

Lot: 5 Block: 19, Subdivision: Houghton

Owner: Brian Whitley

Address: 2730 Houghton, Ingleside, TX 78368

Exterior

Items checked below must be repaired, replaced, or demolished

1. FOUNDATION - CODE REF: SHC CH 3, SEC 305.1, 305.17

- (A) TYPE Concrete (B) SILLS & JOIST
- () Sunken () Cracked () Rotted
- () Not Level () Sagging () Sagging
- () _____ () _____ () _____

Comments: _____

2. EXTERIOR WALLS - CODE REF: SHC CH 3, SEC 305.2, 305.14, 305.17

- (A) WALL MATERIAL:
- () Cracked () Buckled () Rotted () Missing () Loose
- (B) EXTERIOR PAINT:
- () Badly Needed () _____

Comments: _____

3. ROOF - CODE REF: SHC CH 3, SEC 305.3

- (A) TYPE:
- () Composition () Tin () Rolled () Flat
- () Rotted () Missing () Holed () Torn () Loose
- (B) RAFTERS:
- () Rotted () Sagging () Rotted Eaves () _____

Comments: _____

4. PORCHES & STAIRWAYS - CODE REF: SHC CH 3, SEC 305.5, 305.6

- (A) FRONT:
- () Missing () Rotted () Broken () Loose
- (B) BACK:
- () Missing () Rotted () Broken () Loose

Comments: _____

5. DOOR & DOOR SCREENS - CODE REF: SHC CH 3, SEC 305.11, 305.12, 305.13

- (A) FRONT:
- () Missing () Broken () Rotted () Screen Door
- (B) BACK:
- () Missing () Broken () Rotted () Screen Door

Comments: _____

5. WINDOWS & WINDOW SCREENS - CODE REF: SHC CH 3, SEC 303.7, 305.2, 305.9, 305.10
AND SEC 305.13

(A) FRAMES & SILLS:

☐ Broken ☒ Rotted ☐ Missing ☐ _____

(B) PANES & SCREENS:

☒ Missing ☒ Broken ☐ Torn ☐ _____

Comments: _____

Interior

Items checked below must be repaired, replaced, or demolished

7. INTERIOR FLOORS, WALLS, AND CEILINGS - CODE REF: SHC CH 3, SEC 305.16, 305.17

(A) FLOORS:

☐ Rotted ☐ Unlevel ☐ Holes & Cracks

(B) WALLS:

☐ Holes ☐ Rotted ☐ Not square

(C) CEILINGS:

☐ Holes ☐ Torn Cov. ☐ Joist Rotted

Comments: Have not had access to interior

8. INTERIOR DOORS - CODE REF: SHC CH 3, SEC 305.20, 305.21

(A) CLOSET:

☐ Missing ☐ Damaged ☐ Hardware Missing ☐ _____

(B) BEDROOM:

☐ Missing ☐ Damaged ☐ Hardware Missing ☐ _____

(C) BATHROOM:

☐ Missing ☐ Damaged ☐ Hardware Missing ☐ _____

Comments: NO access to interior

9. ELECTRICAL: _____ Amp. - CODE REF: SHC CH 3, SEC 303.4, 303.5

(A) SERVICE:

☐ Inadequate ☐ Defective ☐ Disconnected

(B) OUTLETS:

☐ Missing ☐ Broken ☐ _____

(C) FIXTURES:

☐ Missing ☐ Broken ☐ _____

(D) SWITCHES:

☐ Missing ☐ Broken ☐ _____

Comments: _____

10. FACILITIES REQUIRED - CODE REF: SHC CH 3, SEC 302.1, 302.3

(I) SANITARY FACILITIES:

(A) KITCHEN SINK:

☐ Missing ☐ Broken ☐ Not Vented ☐ Def. Trap

(B) LAVATORY:

☐ Missing ☐ Broken ☐ Not Vented ☐ No faucet

(C) TUB/SHOWER:

☐ Missing ☐ Broken ☐ Not Vented ☐ No faucet

(D) TOILET:

☐ Missing ☐ Broken ☐ Not Vented ☐ None ☐ _____
(E) WATER - BOTH KITCHEN AND BATHROOM:
☐ No Cold ☐ No Hot ☐ Bad Piping ☐ Leaking

Comments: _____

(II) PLUMBING & HEATING - CODE REF: SHC CH3, 302.4, 307.6

(A) SEWER LINES:

☐ Missing ☐ Leaking ☐ City ☐ Septic Tank ☐ _____

(B) WATER LINES:

☐ Missing ☐ Leaking ☐ City ☐ Water Well ☐ _____

(C) GAS LINES:

☐ Missing ☐ Leaking ☐ Natural ☐ LPG ☐ _____

(D) HOT WATER HEATER:

☐ Missing ☐ Not Prop Vented ☐ No T&P Valve ☐ Leaks ☐ _____

(E) GAS JETS OR WALL HEATERS:

☐ Not Safe ☐ Missing ☐ Not Prop Installed ☐ Not in Working Condition

(F) SEPTIC TANK:

☐ Broken ☐ Inadequate ☐ Unsafe ☐ Noxious Odor ☐ _____

Comments: _____

No access to interior

(III) KITCHEN - CODE REF: SHC CH3, SEC 302.6

(A) FOOD PREPARATION SURFACES:

☐ Not Impervious to Water ☐ Defects ☐ Not Properly Sealed

(B) SHELVING, CABINETS, OR DRAWERS:

☐ Missing ☐ Broken ☐ Rotted ☐ Inadequate

(C) FREESTANDING OR PERMANENTLY INSTALLED COOK STOVE:

☐ Missing ☐ Broken ☐ Not Properly Installed

Comments: _____

11. LIGHT & VENTILATION - CODE REF: SHC CH 3, SEC 303

☐ Too Small ☐ Insufficient ☐ Natural Illumination

☐ Insufficient Ventilation ☐ Do Not Open or Close

Comments: _____

12. LOT CONDITON - CODE REF: CITY CODE CH 30, SEC 30-93

☒ High Weeds and Grass ☒ Accumulation of Rubbish ☒ Dead Trees

☐ Unsanitary ☐ Water Standing ☐ Dangerous Holes in Yard

Comments: _____

13. COMMENTS: Mr. Whitley does not pick up certified mail - posted

Notice on property -

In Windstorm of 2011 several trees fell onto garage - were removed by owner but no repairs have been made -

Neighbor has been partially maintaining property with mowing and hauling off debris -

Guaranty Title Services

***2121 Leopard Street
Corpus Christi, Texas 78408
Phone: (361) 884-8185
Fax: (361) 882-7239***

PRELIMINARY TITLE REPORT ACC# 34530

We have reviewed the records in the Office of Guaranty Title Services of Corpus

Christi, as to the following described property, to-wit:

Lot No. FIVE (5), Block No. NINETEEN (19), J. F. Houghton Second Subdivision, City of Ingleside, San Patricio County, Texas according to the map or plat thereof recorded in Volume 3, Page 14, San Patricio County, Texas.

TITLE APPEARS TO BE VESTED IN:

Brian Whitley

VIA: Warranty Deed

Grantor: Gloria Jean Fritsch Whitley

Grantee: Brian Whitley

Date Executed: 1-9-2012

Date Filed: 1-19-2012

Instrument: 614505

From March 26, 1979 and continuing through the 17th day of February 2014 and

find nothing further of record affecting the title to such property except the following:

Property Documents:

General Warranty Deed with Lien in Favor of Third Party

Grantor: Thomas Henry Pearson and wife, Gracie L. Pearson

Grantee: James C. Whitley and wife, Gloria J. Whitley

Date Executed: 3-26-1979

Date Filed: 3-30-1979

Instrument: 278367

**V/L released



May 7, 2014

Gloria J. Fitsch Whitley
209 Forest Hills Apt. 125
Rockport, Texas 78382

Cert # 7010 3090 0000 9867 2642

1 COPY

Mailed copy regular mail

Dear Ms. Whitley;

In accordance with the provisions of the City of Ingleside Code of Ordinances and the laws of the State of Texas, all interested parties are hereby notified that the City Council will hold a public hearing at 6:30 p.m. on May 27, 2014 to make the determination if the herein listed structure or structures meet minimum standards of adopted codes or shall be demolished and removed from the property. The public hearing will be held at City Hall, 2671 San Angelo Street, Ingleside, Texas.

The following properties located in the City of Ingleside, Texas contain but are not limited to the following violations as per the *City of Ingleside Code of Ordinances Chapter 18, Article VIII, Unsafe Buildings*

Sec. 18-299. Minimum standards for buildings.

(c) All buildings or structures that have become deteriorated through accident or lack of repair or natural causes, or by damage through exposure to the elements, especially winds, hail or rain, and damage through fire, to the extent that the roof, windows and doors or portions of the building or structure which protect from the weather will no longer protect from the weather.

(e) All buildings or structures which are so structurally deteriorated that they are in danger of collapse or which cannot be expected to withstand winds of hurricane force.

(g) All buildings or structures, whether in use or not, which are unsafe, unsanitary, unfit for human habitation, or not provided with adequate egress, or which constitute a fire hazard, or are otherwise dangerous to human life, or which in relation to the existing use constitute a hazard to safety or health by reason of inadequate maintenance, dilapidation, obsolescence or abandonment are unsafe buildings. All such unsafe buildings are hereby declared illegal and shall be abated by repair and rehabilitation or by the demolition in accordance with the procedures set forth in this code.

Owner: Brian Whitley
Lot 5, Block 19, Houghton Subdivision
Otherwise known as 2730 Houghton

The owner or owners or lienholders of said properties are required to submit at the hearing proof of the scope of any work that may be required to comply with the Codes adopted by the City of Ingleside and the time it will take to reasonably perform the work.

Any persons having any legal interest in the property shall appear before City Council at the Public Hearing on the aforementioned date, time, and place.

Sincerely,

Carey Dietrich
Code Enforcement
City of Ingleside

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Total Postage & Fees	\$ 10.80	

Sent To	George A. Fitch, Wm. H. H.
Street, Apt. No., or PO Box No.	209 Forest Hill Apt 105
City, State, ZIP+4	KICKAPOO, IL 60132

PS Form 3800, August 2006

See Reverse for Instructions

7010 3090 0000 9861 2642



1 COPY

May 7, 2014

Brian Whitley
2730 Houghton
Ingleside, Texas 78362

Cent # 7007 0710 0003 7858 4128

Mailed Copy Regular Mail

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Return Receipt Fee (Endorsement Required)	0.75
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 8.55

Postmark
 Here
 07 2014

Sent To: Brian Whitely
 Street, Apt. No., or PO Box No. 2730 Haysboro
 City, State, ZIP+4: Haysboro, TX 78328





San Patricio County Tax Office

Tuesday, May 6, 2014

Property Tax Balance

[Begin a New Search](#) [Go to Your Portfolio](#)

A Convenience Fee will be added if you pay by credit card or e-check. The minimum fee is \$2.50 per \$100.

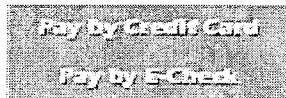
Unless otherwise noted, all data refers to tax information for 2013. All amounts due include penalty, interest, and attorney fees when applicable.

Account Number: 62969**Pending Credit Card or eCheck Payments:**

No Payment Pending

Address:

WHITLEY BRIAN
2730 HOUGHTON
INGLESIDE, TX 78362-0000

**Property Site Address:**

2730 HOUGHTON AVENUE

Gross Value: \$47,759**Legal Description:**

LT 5 BLK 19 INGLESIDE-HOUGHTON
0.138 ACRES

Land Value: \$4,641**Improvement Value:** \$43,118**Current Tax Levy:** \$1,091.33**Capped Value:** \$0**Current Amount Due:** \$1,233.20**Agricultural Value:** \$0**Prior Year Amount Due:** \$1,604.93**Exemptions:** None**Total Amount Due:** \$2,838.13[Exemption and Tax Rate Information](#)**Last Payment Amount for Current Year Taxes:**

Not Received

[Taxes Due Detail by Year and Jurisdiction](#)**Last Payer for Current Year Taxes:**

Not Received

[Payment Information](#)**Last Payment Date for Current Year Taxes:**

Not Received

[Current Tax Statement](#)**Active Lawsuits:** None[Register to Receive Electronic Tax Statements](#)

[Click Here](#) to see your estimated amount due for a different date. You can see this information by year and by both year and jurisdiction.

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SAN PATRICIO COUNTY TAX OFFICE
P.O. BOX 280
SINTON, TEXAS 78387

San Patricio County Tax Office

Tuesday, May 6, 2014

Taxes Due Detail by Year

[Begin a New Search](#)[Go to Your Portfolio](#)[Return to the Previous Page](#)[Taxes Due by Jurisdiction](#)**Account No.:** 62969**Delinquency Date:** 02/01/2014**Active Lawsuits** None

* Additional Collection Costs

		by end of May 2014		by end of June 2014		by end of July 2014	
Year	Base Tax Due	Penalty, Interest, and ACC* Due	Total Due	Penalty, Interest, and ACC* Due	Total Due	Penalty, Interest, and ACC* Due	Total Due
2012	\$1,065.15	\$539.78	\$1,604.93	\$552.34	\$1,617.49	\$564.87	\$1,630.02
2013	\$1,091.33	\$141.87	\$1,233.20	\$163.69	\$1,255.02	\$423.56	\$1,514.89
Total Amount Due:	\$2,156.48	\$681.65	\$2,838.13	\$716.03	\$2,872.51	\$988.43	\$3,144.91

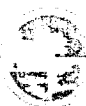
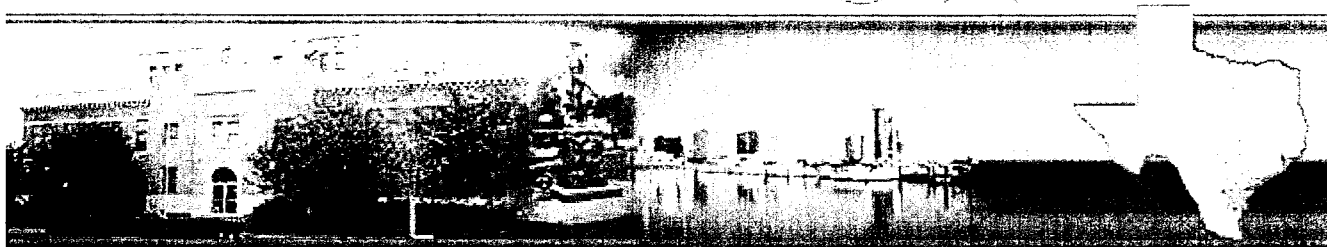
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SAN PATRICIO COUNTY TAX OFFICE
P.O. BOX 280
SINTON, TEXAS 78387
(361) 364-9373

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San Patricio County Appraisal District

Chief Appraiser - Rufino H. Lozano, RPA/RTA


 27008 80814
 Hosted By Patchard & Abbott


General Real Estate Property Details

[New Property Search](#)[Go To Previous Page](#)

Property ID: 62969

 Property Legal Description:
 LT 5 BLK 19 INGLESIDE-HOUGHTON
 0.138 ACRES

 Property Location:
 02730 HOUGHTON AVENUE
 INGLESIDE TX 78362

 Owner Information:
 WHITLEY BRIAN

 2730 HOUGHTON
 INGLESIDE TX 78362

 Previous Owner:
 WHITLEY GLORIA J FRITSCH
[View Previous Owner Information](#)

Property Detail:

 Property Exempt:
 Category/SPTB Code: A1
 Total Acres: 0.138
 Total Living Sqft: See Detail
 Owner Interest: 1.000000
 Homestead Exemption:

 Account / Geo Number:
 0516-0019-0005-000

 Survey / Sub Division Abstract:
 INGLESIDE-HOUGHTON
 19

 Block:
 19

 Section / Lot:
 5
[View Building Detail Information](#)[View Land Detail Information](#)

Deed Information:

 Volume: 0
 Page: 0
 File Number: 614505
 Deed Date: 1/19/2012
[Map It With Google](#)

The Google map link above is in no way affiliated with this website. It is a 3rd party link to provide a visual location only.

[Printer Friendly Version](#)

Click the button above for a printable version of this record with all available details.









Certified # 701030900000 98612475

July 3, 2013

Brian Whitley
2730 Houghton
Ingleside, Texas 78362

POSTED

Re: High weeds and grass, accumulation of rubbish, Sec. 18-299 violations
On your property located at Lot 5, Block 19, Houghton subdivision
Otherwise known as 2730 Houghton

Dear Mr. Whitley;

It has come to the attention of this office that the property located at 2730 Houghton is in violation of City Ordinance and Codes, including but not limited to:

- 1) **Article III, Sec. 30-93.** The ordinance states that weeds or grass allowed to grow over fifteen (15) inches within one hundred (100) feet of any structure used for human habitation, or within twenty-five (25) feet of any public road or street, constitutes a violation. Also, the accumulation, collection or appearance of carrion, filth, rubbish, trash, debris, or any other unsightly or unsanitary matter on the property is a violation. You are responsible for your property from the edge of the street to the centerline of the alley.
- 2) **Sec. 30-92. Depositing garbage, trash and rubbish on public or private property.** It shall be unlawful for any person to sweep, haul, throw, or deposit any garbage, trash, dirt, concrete, rocks, brick, plaster, tile, stagnant water, or dead animals into, upon, or along any drain, gutter, alley, sidewalk, parkway, street, vacant lots, or upon any public or private property within the city. If handbills are distributed, they must be distributed in a manner prescribed by the city council and written permission from the city manager certifying conformity with the outlined requirements of the city council.
- 3) **City of Ingleside Code of Ordinances Chapter 18, Article VIII, Unsafe Buildings: Sec. 18-299. Minimum standards for buildings** whereas the building thereof, as a result of decay, deterioration, and/or lack of maintenance constitutes a hazard to safety or health by reason of inadequate maintenance, dilapidation, obsolescence or abandonment.

Since these violations cannot be allowed to remain it is required that

- a) within ten (10) days from the date of this notice the weeds must be mowed and maintained, all rubbish and debris properly disposed of;
- b) within thirty (30) days of this notice you must secure permits for the repairs and abatement of the Minimum standards for buildings violations (copy available in the Building Department). In order to secure permits you must submit a scope of work to the Building Official outlining the work to be done and provide a letter from a Certified Windstorm Engineer stating Windstorm Inspections will be done.

Failure to comply will result in a Work Order being issued to have the weeds mowed and rubbish removed, and the property will be scheduled for a Public Hearing before the City Council of the City of Ingleside to recommend demolition of the structure(s).

In all cases where the City takes such action, an additional fee of fifty dollars (\$50.00) for inspection and administration fee shall be charged. In all cases where the City takes such action, the minimum fee or charge shall be **ONE HUNDRED TWENTY-FIVE DOLLARS (\$125.00) and a complaint will be filed for you to appear in Municipal Court.** The City will bill you for the cost of the work. If it is not paid in thirty (30) days, the City of Ingleside may file a lien on said property as per part of Sec. 30-96 of the ordinance, which states:

Failure of owner to abate; city action; expenses; lien.

The city may file a statement of expenses and charges, giving the name of the owner, the legal description of the property, the amount of the expenses and charges, the date on which the work was done or expenses incurred and the nature of the work or expenses. The statement shall be filed with the county clerk. Upon such filing, the city shall have a privileged lien on such lot or real estate upon which the work was done or the improvements made to secure the charges, in accordance with the provisions of V.T.C.A., Health and Safety Code § 342.007 which lien shall be second only to tax liens and liens for street improvements. The amount shall bear interest at the rate of ten percent per annum from the date of payment by the city.

If this is not your property, please notify us with any information you may have in regard to the current property owner. The most important aspect of this notification is to remedy the situation, so any communication is valuable.

Sincerely,

Carey Dietrich

Code Enforcement

7010 3090 0000 9861 2475

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or PO Box No. 2730 Houghton
City, State, Zip+4 78362
Ingleside TX 78362

PS Form 3800, August 2006 See Reverse for Instructions

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JUL 03 2013
USPS

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P.O. Drawer 400
Ingleside, Texas 78362

- ☐ Not Deliverable As Addressed
☐ Unable To Forward
☐ Insufficient Address
☐ Moved, Left No Address
☒ Unclaimed ☐ Refused
☐ Attempted - Not Known
☐ No Such Street ☐ Number
☐ Vacant ☐ Illegible
☐ No Mail Receptacle
☐ Box Closed - No Order
☐ Returned For Better Address
☐ Postage Due

Brian Whitley
2730 Houghton
Ingleside, Texas 78362

1st NOTICE 7-5-13
2nd NOTICE 7-8-13
RETURNED 7-20-13

5 DAY RETURN
REQUESTED

0547-513

0 - 2-13 11:11 AM